Historic District Design Guidelines

Salisbury Historic District Design Guidelines

1.1 Introduction

Founded in 1753, Salisbury enjoys a rich heritage of historic architecture dating from the eighteenth, nineteenth and twentieth centuries. The wealth of historic domestic, commercial, and institutional buildings from a variety of stylistic periods contribute to the distinctive character of the City's downtown and adjacent historic neighborhoods.

Beginning in 1975 with the designation of West Square as its first locally zoned historic district, Salisbury and its citizens have taken a progressive approach to identifying and preserving the city's historic resources. In the years following West Square's designation, four other local historic districts have been identified in Salisbury. Within these locally zoned districts, the Historic Preservation Commission implements the City's historic preservation zoning codes.

In addition to Salisbury's four local districts, there are ten historic districts individually listed on the National Register of Historic Places. Buildings in a National Register historic district are eligible for a variety of grants and incentives intended to promote the protection and rehabilitation of historic structures.

National Register listing has no effect on what a private citizen may do with his or her property. It affects only what government agencies might do to harm the integrity of publicly owned buildings. However, state enabling legislation allows localities to set up historic districts and designate landmarks, thereby restricting various alterations to and demolition of the structures and the sites within a locally designated area.

The design guidelines published in this book are used by the Historic Preservation Commission in reviewing the appropriateness of proposed changes in the local historic district. The accompanying narrative and illustrations have been developed to provide detailed information and direction to the property owners and the residents of the local historic district, as well as to interested citizens. The appendixes offer additional technical resources, references, and definitions.

1.2 Application of These Guidelines

The Historic District Design Guidelines are divided into two sections for residential (Section A) and non-residential (Section B) building types. The majority of the guidelines are the same regardless of building type. However, in order to provide a more concise guideline document for individual classes of buildings, only those guidelines for the specific building type are presented in each section. For instance, "Wood" or "Masonry" guidelines would be the same regardless of building type. However, "Storefronts" guidelines would only be presented in Section B for non-residential structures considering residential buildings do not have storefronts. Similarly, "Porches" are discussed only in the guidelines for residential buildings, Section A.

Often within our historic districts, a structure may have been converted into a use different from that of the original building type. For instance, there are several cases where a historic single-family home has been converted into a commercial or office use. These guidelines are applied to the historic building type, not the existing use. Therefore, if a single-family home has been converted into an office, the guidelines for residential building types would apply.

The only exception to this would be the guidelines for Site Features. Office or commercial uses have use-specific needs for parking, signage and landscaping. A single-family home that has been converted into an office building would use non-residential (Section B) guidelines for all site features. Occasionally, a certain building may have changed significantly from its historic building-type and can no longer be classified as such. The Conrad Brem house, for example, is one of the oldest examples of a residential structure still existing in Salisbury. However, it has changed significantly over time and retains little of its original residential character. In this case, guidelines for non-residential (Section B) would apply. Obviously, storefront changes to this building could not be effectively reviewed using the residential guidelines.

Finally, there may be instances where a vacant lot in a local historic district is to be developed. The guidelines for New Construction are somewhat different for residential and non-residential; however, they predominantly call for new construction to be compatible with its neighbors and surrounding district in terms of the overall scale and proportions of the proposed building. In fact, there is no mention in the New Construction guidelines of specific building types, only the relationship of the new building to its surroundings. Therefore, the application of these guidelines would depend on the proposed building type. If a non-residential structure is proposed in downtown, for example, it would use New Construction guidelines in Section B for non-residential. Similarly, if a new home is proposed in the West Square district, guidelines in Section A – Residential would apply.

1.3 Secretary of Interiors Standards for Rehabilitation

In addition to adopting its own design guidelines, the Historic Preservation Commission has adopted the United States Secretary of the Interior's Standards for Rehabilitation for use in determining the appropriateness of proposed work in the historic district. These ten national standards for rehabilitation were first developed in 1976 by the National Park Service. The latest revised version follows:

1 A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2 The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3 Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4 Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7 Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8 Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10 New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

1.4 Process

1.4.1 Historic Preservation Commission

The City of Salisbury Historic Preservation Commission was created in 1975 when the first local historic district, West Square, was approved. Since then, the Commission has reviewed exterior changes in each of the five local historic districts (West Square, North Main Street, Ellis Street Graded School, Brooklyn-South Square, and Downtown).

Membership
The Commission is currently made up of nine members appointed by City Council. Salisbury zoning code requires that a majority of the members of the commission shall have demonstrated special interest, experience or education in history, architecture, archaeology or related fields.

Responsibilities
The Historic Preservation Commission has a number of responsibilities including, first and foremost, protecting the architectural integrity of Salisbury's local historic districts. To meet that responsibility, the commission reviews applications from property owners and residents for certificates of appropriateness to make certain kinds of exterior changes within the historic district. Applications are reviewed to determine if the proposed changes are consistent with the commission's criteria and design guidelines.

Other Commission responsibilities include recommending to City Council any additions or changes to the boundaries of Salisbury's Local Historic Districts. This would include reviewing and making recommendations on proposed new districts. The Commission also reviews and makes recommendations to the State concerning National Register Historic District nominations.

Meetings
The commission meets on the second Thursday of each month at 5:00 p.m. in the City Council chambers, located on the first of the City Hall, 217 South Main Street. The public is invited to attend these meetings.

1.4.2 Being in a Historic District

Salisbury has ten **National Register Historic Districts** and five **Local Historic Districts**. It is often the case that the boundary of a local district shares that of a National Register district, but the two designations are quite different. While these guidelines apply only to locally zoned historic districts, both types of districts are described here.

National Register Historic Districts

Listing on the *National Register of Historic Places* is largely honorary. The US Department of the Interior, through the National Park Service, facilitates the National Register program that represents an official listing of cultural resources worthy of preservation. Properties on the register include districts, sites, buildings, structures and objects that are significant in their history, architecture, archaeology or culture to the area, region, and nation as a whole.

National Register listing also carries with it the potential for funding assistance through Federal and State Tax Credits for the restoration of qualifying historic structures. Both the Federal and State incentives have proven to be an excellent tool in the revitalization of downtown Salisbury.

The National Register and tax credit programs are administered entirely by the Federal and State governments.

Local Historic Districts

Local historic districts are those zoned with the historic district overlay as outlined in section XVII of Salisbury's Zoning Ordinance. This overlay requires that a certificate of appropriateness be obtained prior to the commencement of any exterior project. Use of the property, setbacks and any other zoning requirements are determined by the underlying zoning district.

Local districts are those where City Council has designated, through the historic overlay, that the area is significant to the history and architecture of Salisbury and is worthy of preservation. A property owner within a local district will never be forced to make any changes to or improve his or her property. However, if an exterior change is proposed, the Commission reviews the appropriateness of the change to the property and district.

Approvals of the Historic Preservation Commission follow two forms: **Minor Works** projects are those common projects and tasks (including maintenance and repair) which do not alter the exterior appearance of the property. The majority of projects would fall under this category. The second approval would be obtaining a **Certificate of Appropriateness** from the full Historic

Preservation Commission. These procedures are discussed in the following section.

Local Preservation Incentives

In addition to the state and federal tax credits for qualifying rehabilitations, it is possible for projects to receive a local matching grant for façade improvements. The Municipal Service District Incentive Grant is a competitive grant program administered by the City's Land Management and Development Department. It offers 50-50 matching grants for façade improvements that help preserve the unique character of the historic property and district. For more information, contact Lynn Raker at 638-5235.

1.4.3 Certificates of Appropriateness

Within the local historic district, property owners are required to obtain a certificate of appropriateness before beginning any type of exterior construction, alteration, or demolition. The local historic district overlay zoning is in addition to all other laws and codes and does not exempt a property from, or diminish, such requirements. The certificate of appropriateness is a preliminary step in obtaining a building permit if a permit is required for proposed work. A certificate of appropriateness certifies that the proposed changes are consistent with the design guidelines and are appropriate within the historic district context. Neither interior alterations nor most normal maintenance work requires a certificate of appropriateness.

Certificates of appropriateness are approved either through minor works (section 1.4.4) or by the applicant appearing before the full board. Most projects fall under minor works and, if they meet the Design Guidelines, can be approved in just a few days. If the project is more extensive and requires going before the Commission, the applicant can get approval in 10 to 45 days, depending on when the application is submitted.

Applications for certificates of appropriateness are processed through the office of the Zoning Administrator in the Development Services Department of the City of Salisbury. The application forms are available from the department, located at 132 North Main Street. Information may also be obtained by calling the Zoning Administrator at 638-5210. A sample application is included in Appendix A. Applications should be submitted at least ten days before a regularly scheduled meeting of the Historic Preservation Commission in order to be mailed out with the agenda.

If an applicant cannot appear in person at the commission meeting, he or she may appoint a duly authorized agent by executing the proper form provided by

the office of the Zoning Administrator. A sample copy of that form is also included in Appendix A.

All applications must be complete before the Historic Preservation Commission may consider them. To be complete, an application must include all the facts necessary for a full understanding of the applicant's intentions. The application must provide specific information regarding the work so that the commission can determine if there will be any damage or detrimental change to the historic character of the district. The commission does not consider interior arrangement, nor does it take action except for the purpose of preventing demolition, construction, reconstruction, alterations, restorations, or moving of a building, structure, appurtenant fixtures, or outdoor advertising signs in the historic district, that would be incongruous with the historic aspects of the district.

Applicants doing new construction or significant additions meet with the Design Review Advisory Committee (DRAC) prior to going to the full Commission. The DRAC is a five-person committee made up of design and preservation professionals from the community. They make no decisions or formal recommendations to the Commission, but rather advise the property owner as to the application of the Design Guidelines to the specific project. The DRAC also ensures the applicant has all of the necessary documentation and information needed at the Commission meeting.

Applications should include any relevant supplemental materials, such as accurate drawings, site or plot plans, samples of materials, color chips, and photographs.

Once it is issued, a certificate of appropriateness is valid for six months. It may be renewed.

1.4.4 Minor Works

Minor works are defined as those exterior changes that do not involve substantial alterations, additions or removals that could impair the integrity of the landmark or property in the historic district.

A certificate of appropriateness application, when determined to involve a minor work, may be reviewed and approved according to review criteria listed below. Items 1 through 14 are reviewed by staff while 15 through 25 are reviewed by the minor works committee. The minor works committee consists of the Historic Preservation Commission chairman and vice-chairman as well as the zoning administrator.

If the committee does not issue a certificate of appropriateness, the applicant will be advised to make a formal application to the Historic Preservation Commission. No application may be denied without formal action by the Historic Preservation Commission.

An application may receive a certificate of appropriateness from the committee if it falls under one of the following categories of minor works:

Minor Work Projects Approved by Staff

1 Repainting of a structure in colors IDENTICAL to those existing on the structure.

2 Replacement of missing or deteriorating features such as siding and trim, porch floors, ceilings, columns and balustrades, or architectural details, with new materials that are IDENTICAL to the original in dimension, material, and configuration.

3 Picket fences when:

(a) Constructed of wood;

(b) Generally similar to a design set forth in the design guidelines as appropriate to the district, and to the style of the house;

(c) Substantially open in character;

(d) The height on the front, side, rear, or interior location of the lot, shall not exceed forty-two (42) inches in height. The picket fence shall be in a location conforming to the zoning regulations; and

(e) Painted white or in a color to match the house trim or body.

However, the following fences require approval by the full Historic Preservation Commission:

(a) Fences constructed of any non-wood materials;

(b) Fences erected along the periphery of any parking area designed to accommodate more than three (3) cars; or

(c) Picket fences which are unpainted, or which are painted in a color other than white or the color of the house trim or body.

4 Wooden privacy fences in the rear yards as long as the following requirements are met:

(a) They do not exceed six feet in height and do not extend beyond the rear corner of the house;

(b) The style conforms to one of the approved styles shown in the Fences and Walls chapter of the Historic District Design Guidelines; and

(c) The fence can be left natural or can be stained to match the trim or body color of the house.

5 Re-roofing a house with similar materials in a color pre-approved by the Commission.

6 Installing gutters and downspouts painted to match the house or trim, as long as no significant architectural features are removed.

7 Removing non-original materials (less than 50 years old) including substitute siding.

8 Satellite dishes provided that they are a maximum of 18 inches in diameter, and they are placed on a rear elevation or screened from public view.

9 Normal size television and radio antennas (citizen band and ham operators shall require a certificate of appropriateness as provided for in Section 17.09, Appendix B, Zoning, in the City of Salisbury Code of Ordinances).

10 Storm doors with full-view glass with a baked enamel finish to match the trim of the house on entrances not facing a public right-of-way.

11 Storm or screen doors which are wooden and which are stained in natural wood color or painted in a color to match the house or trim.

12 Storm windows which have a painted or baked enamel finish (providing color matches window trim or is appropriate to the building).

13 When the City of Salisbury Director of Land Management and Development or his designee rules that a tree larger than 18 inches in diameter at 4½ feet above the ground is diseased or severely damaged, it can be removed and shall be replaced with a similar type plant material contained on the plant list of the Design Guidelines.

14 Renewal for an additional six-month period of an expired certificate of appropriateness where no change to approved plans is being proposed, and there has been no change to circumstances under which the certificate was approved initially.

Minor Work Projects Approved by Minor Works Committee

15 Signage that is in the appropriate location, made of the correct materials, is consistent with these design guidelines, and is compliant with the Zoning Ordinance.

16 Painting previously painted surfaces in a color and paint scheme that is appropriate to the building and meets design guidelines for Paint and Exterior Color.

17 Erection, alteration or removal of temporary features that are necessary to ease difficulties associated with a medical condition but which do not permanently alter exterior features.

18 A building identification sign which:

(a) Contains the name of the building and/or the year built as listed in the Design Guidelines;

(b) Is compatible in color, material and location to the building;

(c) Does not exceed three (3) square feet in area; and

(d) Is in compliance with the city sign ordinance.

19 Patios constructed of common stone or red brick, and bricked-in areas on the side or rear of the structure at ground level and not abutting a right-of-way, when the height does not exceed six (6) inches above the adjacent ground level.

20 Sidewalks constructed with old-style brick.

21 Installation of window or roof-mounted air condition units, including central air units, when located on the side or rear of a structure not facing a public street, and which cannot easily be seen from the street

or are screened from view with the building parapet or appropriate fencing and shrubbery.

22 Re-roofing a non-residential building with similar materials or replacing with new materials where the re-roofing is not visible.

23 Roof and basement vents provided that they do not diminish the original design of the roof or structure, or destroy historic building materials and details, and provided that they are located on back slopes or inconspicuous areas.

24 Low-profile shingled ridge vents, provided that they match the existing roof color, and they do not diminish the original design of the roof or destroy historic roofing materials and details.

25 Communication facilities and satellite dishes provided that they located in an inconspicuous area or are effectively screened and not visible from a public street.

Salisbury Historic District Design Guidelines

Chapter 1

Introduction to Non-Residential Guidelines

1.5.B Description of Downtown Historic District

Ever since Salisbury was founded in 1753, its downtown has remained the true civic and commercial center for the city and surrounding county. In spite of the proliferation of shopping centers and malls, the decline of rail travel, and the mobility afforded by automobiles and interstates, downtown Salisbury has enjoyed a continued vibrancy that has become uncommon in contemporary small downtowns.

It could be argued that Salisbury's success is due to its location along a transportation corridor just far enough away from two larger metropolitan areas to remain self-sustaining. Or, it could be said that the small-town mentality of its residents has helped to resist the development pressures so often the death knell of historic downtowns. Whatever the reason, Salisbury has proven to be the model for a successful downtown with a formula founded on an active preservation community, development pioneers, and continued municipal commitment.

Of course, downtown Salisbury has seen its fair share of disappointments. Demolitions, reconstructed façades, and aluminum cladding have changed the face of the historic downtown. However, beginning with the renovation of the Salisbury Depot, to the current surge in development activity in the "east square", Salisbury has demonstrated a long-term commitment to preserving the historic character of its downtown.

Architecture (source – National Register of Historic Places Inventory)
The majority of the downtown historic district is made up of late nineteenth-early twentieth century commercial structures, with a few exceptions. In the 200 block of S. Main, the Conrad-Brem house, built in the Federal Style during first quarter of the 19th century, is quite possibly the oldest existing residential structure in Salisbury. Also in the Federal Style, the Horace-Beard House at 131 N. Main was built c. 1839 and remains as one of the oldest structures in the commercial district.

Significant commercial architecture in downtown Salisbury begins with the oldest commercial structure in the city - Kluttz' Drug Store at the corner of North Main and East Innes Streets. Despite an earlier paint scheme and boarded-up windows, the restored structure originally built c. 1859, still retains its corbeled brick detailing and cast-iron pilasters.

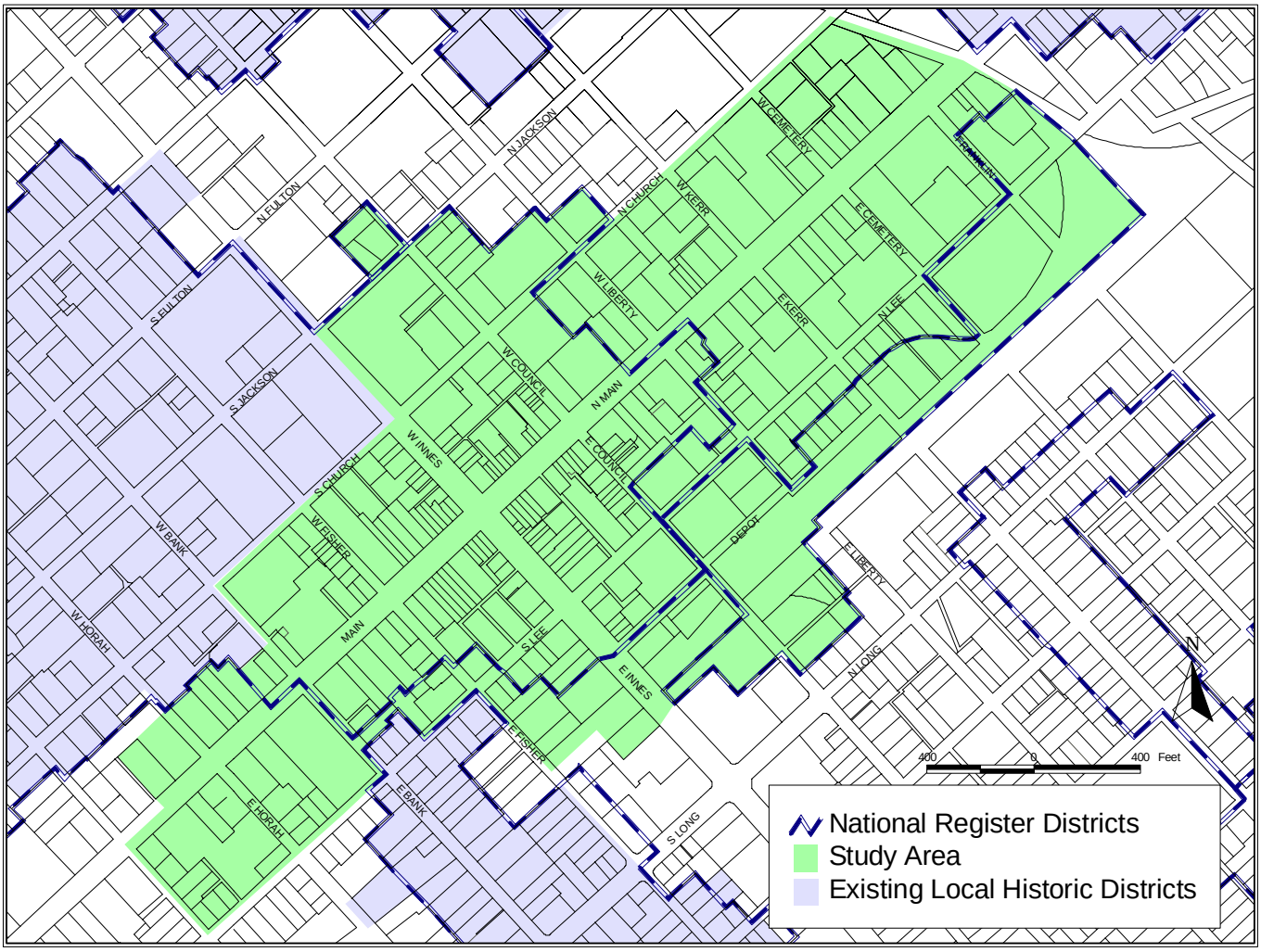
Other buildings of significance would include the Richardsonian Romanesque Bell Building (1898) at 131-133 South Main and the Washington Building (c. 1890) at 118-120 North Main. Both structures are faced with rusticated ashlar and have

exquisite detailing. The Grubb-Wallace building, now known as the Plaza, is the tallest building in downtown at seven-and-one-half stories. The Second Renaissance Revival building was built c. 1900 and is located at the corner of North Main and West Innes Streets.

The importance of the railroad in the development of Salisbury is evident in a number of buildings including the Spanish Mission Style Depot (1907-08) and the Yadkin Hotel (1913). The late nineteenth century warehouse structures abutting the railroad still retain their historic appearance, and sometimes use.

Several religious and civic buildings also exist in the downtown historic district including St. Luke's Episcopal Church (1827-28), the U.S. Post Office and County Courthouse (1909), and the Salisbury Community Building (1855).

1.6.B District Map



District Boundaries

The downtown historic district roughly contains all or part of 32 blocks within the downtown core including three National Register Historic Districts – Salisbury Southern Railway, Shaver Rental Houses, and a portion of the Salisbury National Register District.

Chapter 2

Changes to Buildings

2.1 Storefronts

The storefront is the single most identifying characteristic of the historic commercial façade. Turn-of-the-century commercial buildings, the predominant building type in downtown Salisbury, commonly included storefronts with large display windows, transom bars or windows, and recessed entryways.

The storefront is the first-floor commercial area of the historic commercial façade. It includes such elements as large display windows, transoms and recessed entryways.

The combination of these features, while attractive, are also quite functional in that they create an area for the display of goods and allow light to enter into the store. Other architectural features found in these storefronts include bulkheads below the display windows, columns or pilasters to support the façade above the storefront, and awnings.

As the years went by, these storefronts were commonly altered or covered-up and, unfortunately, Salisbury was no stranger to this practice. However, here in Salisbury with active preservation efforts along with municipal façade grants and historic tax credits, this trend has been reversed.

111 East Innes Street

(1983). After historic storefront was destroyed.

Redesign of historic storefront

Due to fact that many of these original façades were effectively destroyed, the guidelines for storefronts and upper façades have been written to encourage preservation and reconstruction whenever possible, but also addresses new designs and their compatibility with the historic district.

Storefront Guidelines:

Preservation

- Retain and preserve historic storefronts and storefront features such as entryways, display windows, doors, transoms, corner posts, etc.

Storefront detailing:

- *Corbelled brick*
- *Cast iron column*
- *Large display windows with lower panels and window box*
- *Awning fitting within frame of window*

- Whenever possible, retain and preserve historic materials. Avoid the removal of historic materials or architectural features.
- Whenever repairing or renovating, it is recommended that any non-historic storefront or façade treatments including metal cladding or other non-historic alteration be removed.

Reconstruction

- If replacement of a deteriorated storefront or storefront feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.
- When reconstructing a historic storefront, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.
- Whenever changes are required to meet building or accessibility codes, they should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.

New Design

- Where original or early storefronts no longer exist or are too deteriorated to save, retain the commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic buildings.

2.2 Upper Façades

The front elevation of turn-of-the-century commercial buildings is commonly made up of the storefront and the upper façade. In Salisbury, many of our historic downtown buildings were designed for, and still used as, commercial on the street level and office or residential on the upper levels. Therefore, the façade treatment is quite different between the first and upper floors.

The upper façade is any area of the building above the first-floor commercial storefront.

While most buildings in downtown Salisbury are two and three-stories, there are examples that are much larger, such as the seven-story Plaza building. The upper façades of Salisbury's downtown buildings are constructed of brick with varying levels of detail including brick corbelling, quoins, arched windows, and window awnings. Some buildings use brick stringcourses or stonework to create accents in the overall design.

During the 1950s and 60s, there was an unfortunate trend where historic upper façades were covered in aluminum cladding or other non-historic treatments. Often this would include destroying key architectural features. Over the last several years here in Salisbury, much of this metal cladding has been removed, usually uncovering an attractive, historic façade that can be restored.

"Empire Block"

With metal cladding

After metal removed and façade restored

Upper Façade Guidelines

Preservation

Retain and preserve historic façades and façade details such as corbelled brick, stringcourses, cornices, windows, and stonework.

Upper façade detailing

***Mayfield Building**. Metal cladding removed revealing Art Deco façade.*

- The covering of upper façades is not appropriate. Whenever possible, remove metal or other non-historic covering from upper façades.
- Windows on upper floors shall be kept in their original appearance and configuration. The enclosing or bricking in of windows shall not be permitted.
- When replacing upper floor windows, match the original in configuration and, where possible, materials. When replacing all windows in a certain area, it is appropriate to use aluminum or vinyl-clad, low-maintenance windows if they have the same appearance of the original windows.

Reconstruction

- If replacement of a deteriorated façade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.
- When reconstructing a historic façade or feature, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements. If no evidence of the design of the feature exists, a new design, compatible with the overall character of the building, should be used.

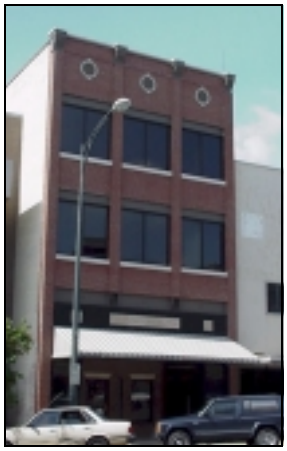
New Design

- If new construction of an upper façade is necessary, make sure that the design is compatible with the existing structures in the district including size & spacing of windows or other fenestrations, proportion, scale, and detailing.

Oestreicher Building

Oestreicher building with non-historic façade treatment. Original façade was completely removed.

Metal removed and new "contemporary compatible" façade designed in keeping with historic fabric of downtown.



2.3 Side and Rear Façades

Side Façades

Many of Salisbury's downtown commercial buildings have side façades that can be seen from public streets, parking lots, sidewalks, and alleyways. As with the primary front façade, these side elevations are important character-defining elements of the downtown historic district. Usually, these façades exist on corner buildings fronting on two streets, but can also occur mid-block where the adjacent property is vacant or is an alleyway.

The side façade generally carries the same design elements and details as the main elevation including fenestrations, brickwork, etc. They are likely to serve a more private utility in providing access to upper-floor office and residential uses and not engage the consumer or the pedestrian like the typical storefront. Still, some of these buildings take advantage of the additional frontage and use the side façade as additional display area, advertising, or even providing additional access for the customer.

***118 N. Lee**. Historic advertisement on side façade.*

***Bell Block Building**. Façade treatment of upper floors the same as front.*

Rear Façades

The rear façade is also important to the historic character of the building and district. The rear elevation provides access for merchants, their workers, and in some cases, customers. It also continues the same general material treatments as front and side façades. More often than not, rear entrances on Salisbury's downtown commercial structures serve as a service entry and, as a result, are the location of any necessary mechanical equipment and garbage receptacles. This translates into a less detailed design with a more private appearance than front and side façades that face public rights-of-way.

There are some instances in downtown where the rear façade serves as public or semi-public access. Usually, the design of these façades reflects this public utility

resulting in an elevation with similar detailing to its primary façade that is more inviting to the consumer or general public.

***Center Court**. This rear façade, while redesigned as a result of a fire, serves as public access to its office uses as well as to Main Street.*

Rear entrances and parking area in the 100 Block of North Main Street.

Side and Rear Façade Guidelines

Preservation

- Retain and preserve historic façade details and materials on side and rear elevations.
- Historic painted advertisements represent an important historic element in downtown Salisbury. While not required, it is recommended that they be preserved whenever possible.
- Whenever a side or rear façade can be seen from the public right-of-way or parking area, it is encouraged that any unnecessary utility lines, mechanical equipment, pipes, etc. be removed. Whenever introducing new utility or service features such as mechanical units and garbage receptacles, screen them from public view with fences, low walls, or landscaping.

Reconstruction

- If replacement of a deteriorated façade feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.
- When reconstructing a historic façade or feature, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.
- If there is historic evidence of a public entrance on a rear façade, rehabilitate the façade to provide for an attractive access from rear parking areas.

- Downtown buildings with rear access should use small signs or awnings to provide for visual identification.

New Design

- If new construction of a side or rear façade is necessary, make sure that the design is compatible with the existing structures in the district including size & spacing of windows or other fenestrations, proportion, scale, and detailing.
- Whenever possible, new designs for rear façades should provide access to the public from rear parking areas and alleyways.

2.4 Materials & Details

2.4.1 Architectural Details & Ornamentation

Architectural details in downtown Salisbury include everything from simple masonry treatments such as corbelled brick and stringcourses to very detailed ornamentation like cast iron, stone relief, and wooden & masonry cornices. Variations in material, fenestration, and paint color all contribute to the level of ornamentation on the individual structure.

Architectural Details & Ornamentation Guidelines

- Retain and preserve any architectural features and details that are character-defining elements of downtown structures, such as cornices, columns, piers, brickwork, stringcourses, quoins, etc.

Relief detail on upper façade.

Cornice and window detail on Empire Hotel.

- If replacement of an architectural element is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
- It is not appropriate to remove or cover any original detail or ornamentation. If original features are currently covered, it is encouraged that these features be uncovered, exposed, and repaired.
- If the entire architectural detail is missing, design the replacement feature based on historic documentation. If there is no documentation, but evidence that the element was originally on the building, any new design should be compatible with the historic character of the building and district.

2.4.2 Windows and Doors

Windows and doors by their proportion, shape, positioning, location, pattern, and size can contribute significantly to a building's historic character and are particularly indicative of stylistic periods. These openings in a building's exterior also provide opportunities for natural light, ventilation, and visual connections to the interior.

Windows and Doors Guidelines

- Retain and preserve original windows and doors.
- Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters, and hardware.
- If replacement of a window or door element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, pane or panel division, material, and detail.
- It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material, and design.
- Protect and maintain existing windows and doors in appropriate ways:
    - Maintain caulking and glazing putty to prevent air or water infiltration around glass.
    - Weatherstrip windows and doors to prevent moisture and air infiltration.
    - Check sills and thresholds to ensure that water runs off and does not collect.
    - Maintain a sound paint film on all wooden windows and doors.
    - Monitor the condition of wooden windows and doors.

    Note: Both the peeling of paint and the widening of joints may create the false appearance of deteriorated wood.
- Repair original windows, doors, and frames by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.
- Construct replacement shutters of wood, size them to window openings, and mount them so that they are operable. It is not appropriate to introduce window shutters where no evidence of earlier shutters exists.
- The use of reflective or highly tinted glass is discouraged.
- It is not appropriate to fill in existing window or door openings or to replace or cover them with plywood.

- It is not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features. Keep new windows and doors compatible with existing units in proportion, shape, positioning, location, size, materials, and details.
- If a new window or door is required to meet building and safety codes, it should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.
- If exterior storm windows are desired, they should have little visual impact. Storms windows should be painted to match the building and the color of the window sash. Storm windows should match the existing in size and proportion. Install them so that existing windows and frames are not damaged or obscured.

2.4.3 Masonry

By far, the primary construction material in the downtown historic district is brick.

Brick, stone, terra-cotta, concrete, stucco, and mortar are all typical masonry materials found on the exterior of historic buildings. The texture, the scale, the color, the bonding pattern, the joints, and the detail of masonry surfaces can all contribute significantly to the overall character of the historic building. Masonry features such as chimneys, arches, quoins, lintels, sills, cornices, and pediments further define a building's historic character.

Maintenance and Repair

Masonry surfaces are relatively long-lasting and require little maintenance. Moisture is the most common cause of deterioration in masonry. If water can enter the wall, the roof, or the foundation through loose masonry joints or cracks, it will cause additional damage as it works its way through the structure. Typically, mortar joints slowly deteriorate over a period of years because of exposure to the elements. The deterioration allows moisture to penetrate brick walls or foundations. Consequently, the life of a brick or stone wall depends on proper maintenance of its mortar joints. The process of replacing deteriorated mortar joints with new mortar is called repointing. All loose and deteriorated mortar is carefully raked out of the joint by hand, and new mortar is inserted. To maintain the historic character and the structural integrity of the wall, the original mortar should be matched in composition, color, texture, and strength.

The dimension and the profile of the original mortar joint should also be duplicated.

Heavy soiling or vegetation that allows moisture to remain on a masonry surface contributes to the deterioration of masonry elements. If cleaning is necessary, the gentlest method possible should be used. Periodic cleaning with simple techniques such as steam cleaning or low-pressure water washing with or without a mild detergent, complemented by scrubbing the surface with a natural bristle brush where needed, is generally all that is necessary. If these techniques are not successful, chemical masonry cleaners may be indicated. Chemical cleaners should always be tested on an inconspicuous area well in advance to determine if they cause any discoloration or damage to the masonry. High-pressure cleaning techniques such as sandblasting and waterblasting, because of their abrasive nature, permanently damage the surface of historic masonry and accelerate its deterioration. Consequently, such techniques are not appropriate in the historic district.

Masonry Guidelines

Preservation

- Retain and preserve original masonry walls, foundations, and roofs.
- Retain and preserve all masonry construction features that are character-defining elements of historic buildings, including walls, foundations, roofing materials, corbels, chimneys, piers, arches, quoins, cornices, and lintels.
- Retain and preserve historic masonry materials whenever possible. If replacement is necessary, use new masonry materials and mortar that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
- It is not appropriate to apply paint or other coatings to unpainted masonry elements that were historically not coated.
- It is not appropriate to apply nontraditional masonry coatings such as waterproofing and water repellents to masonry as a substitute for repointing or repair. Use such coatings only if masonry repairs have failed to eliminate water-penetration problems.
- Paint previously painted masonry elements in colors that best reflect the color of the masonry material.
- Removal of paint from masonry surfaces is encouraged when the brick is of high quality and was intended to be exposed. Undertake removal only with a chemical paint remover specifically formulated for masonry. Always test the remover on an inconspicuous area or a test panel first.

- When removing paint from a masonry surface, use the gentlest means possible. High-pressure water cleaning (greater than 500 PSI) or other harsh methods can destroy the surface of historic brick and damage the mortar between bricks.

Maintenance

- Protect and maintain historic masonry in appropriate ways:
    - Monitor masonry for cracks and signs of moisture damage.
    - Ensure that water does not collect at the base of a masonry foundation or chimney.
    - Clean masonry only if necessary to remove heavy soiling or prevent deterioration.
    - Eliminate any vegetation that may cause structural damage or hinder ventilation and surface drainage of a masonry element.
    - Use the gentlest means possible to clean historic masonry. Cleaning with a low-pressure (500 pounds per square inch or less) water wash, using detergents and natural bristle brushes, is preferred over harsher methods.
    - Test any proposed cleaning method on an inconspicuous sample area first.
- If cracks in mortar joints, crumbling mortar, loose bricks, damp walls, or damaged plaster indicate deterioration, repoint mortar joints of masonry surfaces in appropriate ways:
    - Carefully remove deteriorated mortar by hand-raking the joints. Using electric saws or hammers can damage the masonry.
    - Duplicate the strength, the composition, the texture, and the color of the original mortar. Replacing a softer mortar with one high in portland-cement content can cause serious damage to existing masonry.
    - Duplicate the width and the joint profile of the original mortar joints.
- It is not appropriate to use high-pressure cleaning methods such as sandblasting and waterblasting on historic masonry surfaces. Such cleaning techniques permanently damage the masonry surface and accelerate deterioration by removing the outer edge and exposing the softer inner core of the brick.

2.4.4 Wood

Window sashes, doors, bulkheads below display windows, and cornices are the most common wooden design elements found in downtown. The functional and decorative detailing wood provides is an important part of the historic character of the building and district.

Maintenance and Repair

Wood is a traditional building material with good insulating qualities. It will last indefinitely if it is kept properly caulked and painted. Because wood expands with the introduction of moisture, caulks and flexible sealants are typically used to seal wood joints and prevent the entry of water beneath the wood surface. Paints and coatings on the wood surface protect it from deterioration due to ultraviolet light as well as moisture. The guidelines for paint provide additional information on the preparation and the maintenance of painted surfaces.

Stains or evidence of mildew indicates that a wood surface is remaining damp, inviting insect and fungal attacks as well as wet rot. Wooden elements should be sloped to shed water, and roof and gutter systems should provide additional protection to the surface. Chemical treatment of wooden members either during manufacture or following installation can enhance wood's ability to resist rot and insect infestation. Some chemical treatments result in an initial resistance to surface paint films, requiring a weathering period of a few months before painting. Chemical treatment is particularly advantageous if the wooden element is to remain unpainted or is in direct contact with the ground.

The repair of deteriorated wooden elements or details may require partial replacement of the original wood or the introduction of a wood consolidant to stabilize the deteriorated section and prevent further decay. Wood consolidants are particularly appropriate when they prevent the removal of decorative details and trim that cannot easily be replicated or when replacement of the deteriorated section of a larger element would be difficult to achieve in place.

Wood Guidelines

Preservation

- Retain and preserve all wooden features that are character-defining elements of a historic building, such as siding, shingles, brackets, cornices, balustrades, columns, pediments, and architraves.
- Retain and preserve historic wooden fabric whenever possible. If replacement is necessary, use new wood that matches the original in dimension, shape, detail, and texture.
- Repair original wooden elements and details by patching with wood or epoxy, splicing, consolidating, or otherwise reinforcing deteriorated sections.
- If replacement of a wooden element or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, and detail.
- It is not appropriate to replace wooden siding, trim, or window sash with contemporary substitute materials such as vinyl or aluminum.

Maintenance

- Protect and maintain wood surfaces and elements in appropriate ways:
  - Inspect wood surfaces and features regularly for signs of damage from moisture, insects, fungi, or mildew.
  - Monitor the condition of wood surfaces and features. Note: Both the peeling of paint and the widening of wood joints may create the false appearance of deteriorated wood.
  - Keep wooden joinery adequately sealed to avoid water penetration.
  - Maintain a slope on horizontal wood surfaces, such as porch flooring or window sills, to ensure that water does not collect but runs off.
  - Maintain roofs, gutters, and downspouts to protect wood surfaces and features from water damage.
  - Prime all exposed wood surfaces before painting.
  - Maintain a sound paint film or other coating on wood to prevent damage from ultraviolet light and moisture.
- It is not appropriate to clean wood surfaces with high-pressure methods, such as sandblasting and waterblasting.
- It is not appropriate to overexpose wood surfaces to caustic chemical strippers that will raise the grain of the wood and roughen the surface texture.

2.4.5 Architectural Metals

Cast iron, wrought iron, copper, tin, sheet metal, aluminum, steel, and bronze are all traditional architectural metals that contribute to the architectural character of historic buildings through their distinctive forms, finishes, and details.

A protective paint film is essential for metals that corrode, or rust, when exposed to air and moisture. Consequently, routine maintenance of painted metal surfaces includes prompt attention to any signs of deterioration of the paint film and subsequent corrosion. If the metal surface has begun to flake and rust, it must be thoroughly cleaned before repainting. Because the corrosion continues as long as the metal is exposed to air, immediate painting with a metal primer after cleaning is essential to prevent deterioration of the metal.

Cleaning techniques vary according to the specific metal. Chemical solutions are typically used on soft metals such as lead, tin, copper, zinc, and terneplate. Copper and bronze surfaces develop a protective greenish patina over time, and

it is generally desirable to maintain that patina and the protection that it provides.

Wire brushing and handscraping are appropriate techniques for cleaning hard metals, such as steel and cast or wrought iron. A more abrasive technique, such as low-pressure dry-grit blasting, should be used only if gentler techniques are unsuccessful and if a test area reveals no damage to the metal surface.

If repair of a deteriorated metal element requires replacement of a metal section, it is important to match the original metal in kind to avoid corrosive galvanic reactions where the metals join.

Architectural Metal Guidelines

Preservation

- Retain and preserve original architectural metals, including cast iron, wrought iron, steel, pressed tin, copper, aluminum, and zinc, as well as their finishes and colors.
- Retain and preserve architectural metal features that are character-defining elements of a historic building or site, including fences, gates, cornices, rails, roofs, gutters, downspouts, and hardware.
- Retain and preserve historic metal fabric whenever possible. If replacement is necessary, use new metal that matches the original in composition, dimension, shape, detail, and texture. Consider substitute material only if the original material is not technically feasible.
- If replacement of an architectural metal element or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, and detail.
- Repair original architectural metal elements and details by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.

Maintenance

- Protect and maintain historic architectural metals in appropriate ways:
  - Monitor metal for cracks and signs of deterioration or corrosion.
  - Clean metal when necessary to remove corrosion before repainting or coating.
  - Maintain a sound paint film or other coating on metals that corrode.
- Use the gentlest means possible to clean historic architectural metals, including appropriate chemical solutions for soft metals and wire brushing or handscraping for hard metals.

- It is not appropriate to clean soft metals, such as lead, tin, copper, zinc, and terneplate, using a high-pressure technique like sandblasting. If wire brushing and handscraping prove ineffective in cleaning hard metals, such as steel, cast iron, and wrought iron, use low-pressure dry-grit blasting if it will not damage the metal surface.

2.15 Paint

Masonry, the primary building material in downtown Salisbury, was historically not painted. Therefore, most of the brick or stone structures in downtown are unpainted and take on the natural color of the brick, granite or other masonry material of which it is constructed. There are instances, however, where a brick wall has been painted - sometimes in order to provide a protective coating to deteriorated brick.

Although painting of unpainted masonry surfaces is not recommended, repainting of previously painted masonry and stucco using compatible paint coatings after proper cleaning and preparation is recommended. Some painted brick structures have been restored to their original, natural brick finish.

Before and after photos of Kluttz' Drug Store

Generally, the painted surfaces in Salisbury's downtown structures tend to be window trim, ornamentation, metal details, or any other architectural feature that provides a visual accent to the masonry façade. While this painting often serves a protective role to the underlying material, it also provides an opportunity to reinforce a historic building's architectural style and accentuate its significant features through the appropriate selection of paint color

Paint Application and Maintenance

Proper preparation and application of paint films is critical in preserving most historic exterior wood and metal surfaces. Although copper, bronze, and stainless steel surfaces are intended for direct exposure to the elements, paint protects all other metal surfaces from corrosion due to exposure to air and water. Also, paint helps protect wood surfaces from the effects of weathering

due to moisture and ultraviolet light. Consequently, maintaining a sound paint film on most metal and wood surfaces is essential to their long-term preservation.

Maintaining wood surfaces that were previously painted requires routine cleaning of the surface. Often the perceived need to repaint may be eliminated with the removal of the surface dirt film through conventional washing. However, repainting is called for if the paint film itself is deteriorated or damaged. Proper preparation includes removal of all loose or detached paint down to the first sound paint layer. It is unnecessary and undesirable to remove additional sound paint layers to expose bare wood, particularly if the wood will remain uncoated for any length of time. It is always best to remove loose paint layers with the gentlest methods possible. Handscraping and handsanding are often all that is needed. Destructive methods such as sandblasting or waterblasting and the use of propane or butane torches are never appropriate for historic wood surfaces because of the permanent damage that they will cause to the wood surface itself. Electric heat plates, hot air guns, and chemical paint strippers are appropriate only if gentler techniques have failed.

Before it is repainted, any exposed wood should always be primed with a compatible primer coating. If a surface is damp or soiled, the new paint film will not adhere correctly, and the wet surface may take up to two weeks to dry out completely. Once the surface is clean and dry, the application of a compatible paint coating will result in continued protection of the wood surface.

Painted metal surfaces require similar inspection and routine cleaning before repainting. However, for metals, it is critical that all corrosion be removed and a primer coat be applied immediately to protect the surface from additional corrosion. If cleaning loose paint and corrosion from hard metals such as cast iron, wrought iron, and steel by handscraping and wire brushing is unsuccessful, low-pressure grit blasting may be necessary. It is always best to test such techniques in an unobtrusive area first to determine if there will be any damage to the metal surface.

Paint Guidelines

- It is not appropriate to paint unpainted brick and stone, or to paint copper and bronze.
- If repainting of a previously painted masonry surface is necessary, use an appropriate masonry paint and choose a color that matches that of the original masonry as closely as possible.
- Protect original building material that was painted by maintaining a sound paint film.
- Maintain previously painted surfaces in appropriate ways:
  - Inspect painted surfaces to determine if repainting is necessary or if cleaning the surfaces will suffice.
  - Use the gentlest techniques possible, such as handscraping and handsanding with wood or brick, and wire brushing and handsanding with metals, to remove loose paint layers down to a sound paint layer. Employ electric heat guns, heat plates, and chemical paint strippers only when gentler methods are not successful and more thorough removal is necessary, and use them with caution.
  - Follow proper surface preparation, applying compatible paint-coating systems, including priming all exposed wooden surfaces.
  - Apply new paint only to clean, dry surfaces to ensure that it will properly bond.
- While specific colors are not addressed in these guidelines for downtown buildings, it is encouraged that selected paint colors be appropriate to the historic building and district.
- Enhance the architectural character of a historic building through appropriate placement of exterior paint colors.

2.6 Safety and Accessibility

A new use or a substantial rehabilitation of a historic building can result in requirements to meet contemporary standards for both life safety and accessibility to people with disabilities. The North Carolina State Building Code and the federal guidelines for adhering to the Americans with Disabilities Act of 1990 both provide some flexibility in compliance when dealing with historic buildings. Review of proposed exterior alterations to meet life safety and accessibility standards is based on whether the alteration will compromise the architectural and historic character of the building and the site.

Introducing a large feature on the exterior of a historic building without destroying or diminishing significant architectural features is clearly a challenge. Likewise, adding an exterior fire stair or fire exit requires careful study of all alternatives. Regardless of the magnitude of an alteration to a historic building, temporary and reversible changes are preferred over permanent and irreversible ones.

Safety and Accessibility Guidelines

- Review proposed new uses for existing historic buildings to determine if related building code and accessibility requirements are feasible without compromising the historic character of the building and the site.
- Meet health and safety code and accessibility requirements in ways that do not diminish the historic character, features, materials, and details of the building.
- Where possible, locate fire exits, stairs, landings, and decks on rear or inconspicuous side elevations where they will not be visible from the street.
- It is not appropriate to introduce new fire doors if they would diminish the original design of the building or damage historic materials and features. Keep new fire doors as compatible as possible with existing doors in proportion, location, size, and detail.
- When introducing reversible features to assist people with disabilities, take care that the original design of the porch or the entrance is not diminished and historic materials or features are not damaged.
- If possible, comply with accessibility requirements through portable or temporary, rather than permanent, ramps.

2.7 Utilities & Energy Retrofit

Many features of historic buildings are inherently energy efficient. For example, operable transoms, windows, awnings, and shutters provide opportunities for conserving energy. Capitalizing on energy-efficient historic features and sensitively retrofitting historic buildings can maximize their energy-conserving potential.

Often, the energy efficiency of older windows is compromised when the weatherstripping around the sash is not maintained and the glazing compound that seals the glass panes within the wooden sash deteriorates. Weatherstripping around doors must be maintained as well, to prevent air infiltration. Once existing windows have been repaired as needed, storm windows can be installed to provide a second barrier to the elements. Care must be taken not to damage or obscure the windows and the doors in the process. Interior storm windows are encouraged as an alternative to exterior storm windows. However, exterior storm windows with a painted or baked-enamel finish in a color appropriate to the color of the building are acceptable. Stained or painted wooden storm doors with large glass panels are also acceptable.

Utility work on the public right-of-way or on private property may require a certificate of appropriateness. For example, the installation of a new mechanical box on the sidewalk in downtown would require a certificate.

When introducing new mechanical and electrical equipment and lines, care must be taken that historic features of the building are not damaged or obscured. All such equipment should be located in the least visible location and appropriately screened.

Large antennas, satellite dishes, and communication equipment are intrusive, but would be appropriate if installed in inconspicuous areas on the building or lot and screened from view – such as on a rooftop behind a parapet wall.

Utilities and Energy Retrofit Guidelines

- Retain and preserve the inherent energy-conservation features of a historic building, such as operable windows, transoms, awnings, and shutters.
- Improve thermal efficiency by installing weatherstripping, storm windows, caulk, and if they are historically appropriate, awnings and shutters.
- It is not appropriate to replace transparent glass in windows and doors with tinted or mirrored glass.
- It is not appropriate to replace multiple-paned doors or window sashes with thermal sashes using snap-in, false muntins, or muntins between the glass.
- Generally, it is not appropriate to replace operable windows or transoms with fixed glass.
- Install storm windows so that the existing windows and frames are not damaged or obscured. Select exterior storm windows that are coated with paint or a baked-enamel finish in a color appropriate to the color of the building. Storm windows should be of an appropriate size and proportion so that they match the existing window.
- If awnings are historically appropriate, install them in door or window openings so that architectural features are not concealed or historic materials damaged. Select colors appropriate to the color of the building.
- If wooden shutters are historically appropriate, install them sized to window openings and mounted so that they are operable.
- Locate roof ventilators, hardware, antennas, and solar collectors inconspicuously on roofs where they will not be visible from the street.
- Install mechanical equipment, including heating and air conditioning units, in areas and spaces requiring the least amount of alteration to the appearance and the materials of the building such as roofs. Screen the equipment from view.
- Locate exposed exterior pipes, wires, meters, and fuel tanks on rear elevations or along an inconspicuous side of the building. Screen them from view.
- Locate window air-conditioning units on rear or inconspicuous elevations whenever possible.
- It is not appropriate to install large antennas and satellite dishes in the historic district. Small, digital satellite dishes should not be visible from a public street and should be screened from view.

Chapter 3

New Construction

3.1 New Construction

The face of downtown Salisbury has constantly been in a state of change. While most of this change has been due to the alterations or restoration of historic structures, there have also been a number of new construction projects. Salisbury has been fortunate to see excellent examples of infill development such as Elizabeth Court in the 100 block of South Main and the Gateway Building in the 200 block of East Innes Street. Both of these buildings have contemporary designs that are entirely compatible within the historic fabric of downtown.

Elizabeth Court

Gateway Building

On the other hand, some new structures in downtown Salisbury have left a great deal to be desired in terms of compatibility with adjacent historic structures and the district in general.

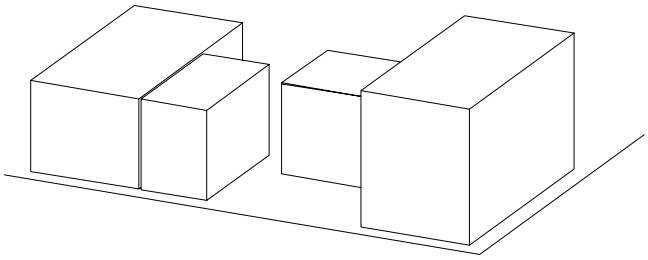
There remain a number of potential infill sites in downtown. The development of these sites is encouraged if the design of the new structure and site is compatible with the surrounding buildings and the overall character of the historic district. When siting new construction, compatibility with existing setbacks, the spacing of buildings, and the orientation of buildings should be considered. Compatibility of proposed landscaping, lighting, paving, signage, and accessory buildings is also important.

Guidelines for new construction are to ensure that the district's architectural and material vocabulary is respected. The height, the proportion, the roof shape, the materials, the texture, the scale, the details, and the color of the proposed building must be compatible with existing historic buildings in the district. However, compatible contemporary designs rather than historic duplications are encouraged.

New Construction Guidelines

Building Setbacks & Orientation on lot

Perhaps one of the most important considerations of a new design is that it continue the building line of the existing streetscape by using similar setbacks as adjacent structures. Most of downtown Salisbury is zoned with a zero-setback line. Therefore, structures can not only be built directly to the right-of-way, but also can abut adjacent structures. The accommodation of an automobile dependent society has resulted in downtown commercial development that is oriented to the car and not the pedestrian. This type of development with buildings setback far from the road and paved parking areas in front of the structure is entirely incompatible in a historic downtown.

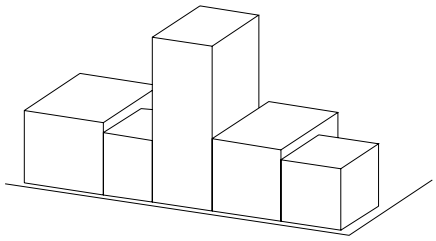


Building set back too far in a continuous blockface. Downtown Salisbury has historically developed with structures being built out to the property line.

- Keep the setback of the proposed building consistent with the setback of adjacent district buildings or nearby district buildings fronting on the same street. Buildings should be built close to the property line to continue the overall building line of the streetscape.
- Make the distance between the proposed building and adjacent buildings compatible with the spacing between existing district buildings. Most buildings in downtown share interior walls.
- In downtown, buildings should be oriented toward the street with the main pedestrian access in the front.
- If parking is to be included in the design of a new construction project, it should be located in the rear of the building or in an interior portion of the block. Access to parking can be from alleyways, side streets, or other parking areas. If possible, allow for pedestrian access from the parking areas at the rear of the building.
- If parking abuts a street, it should be screened from view by landscaping and/ or a low brick wall.

Size and Scale

A new building in the downtown should respect the size and scale of existing historic structures. Most buildings in downtown Salisbury are three or four stories, but there are some that are smaller and only a few that are significantly larger – such as the Plaza building on the Square.



Inappropriate scale

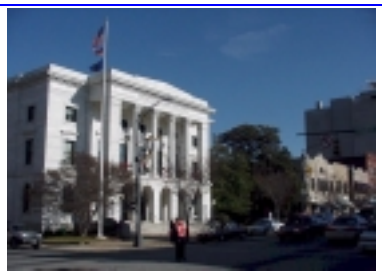
Most of downtown has a continuous block face with buildings of similar size and proportions relative to adjacent structures. However, there also exist buildings on the fringes of the district that are of a much larger scale but are separated from other structures by an appropriate distance which essentially minimizes the impact of the change in scale. This is usually the case with civic or religious buildings. For instance, the Old Post Office (currently the County administration building) is built to a much larger scale than other buildings in the block, but is separated from adjacent structures by an alleyway and a small park.

- Design the height of the proposed building to be compatible with the height of historic buildings on the block or the street. There is a variety of heights of downtown buildings, so flexibility in height is appropriate as long as the overall scale of the new building and adjacent buildings are compatible.
- Buildings on the interior of a continuous blockface should be no more than one story taller than the adjacent structures. Buildings on corners can be larger is scale than adjacent structures.

Corner building - larger scale than interior block

- A building's overall proportion (ratio of height to width) should be consistent with existing historic structures.

- Variations in the scale of buildings may be appropriate only on larger lots on the fringes of the district. Buildings of different scale should be separated by an appropriate distance as to minimize the relative impact.



Change in scale softened by building setback and landscaped separation.

- Buildings of larger scale should provide for various landscaping and pedestrian amenities. Pedestrian access should be provided in and through the site.

Materials, Design Elements, and Rhythm

Design elements of the building itself should also be a consideration in the appropriateness of new construction in the historic district. Materials, architectural features, and the scale and rhythm of façade elements should be similar to that of existing historic structures.

Contemporary compatible designs are encouraged instead of historic copies or reproductions.

- Use materials that are similar to those commonly found in the district such as brick, stone, and metal.
- Architectural details such as windows, arches, and cornices should complement that of existing historic structures.
- Aluminum cladding, vinyl and plastic siding and details are not appropriate.
- The size and rhythm of a building's fenestration (doors and windows) should be compatible with existing structures in the district.
- New windows and doors should be compatible in proportion, shape, position, location, pattern, and size with windows and doors of contributing structures in the district.
- Contemporary construction that does not directly copy from historic buildings in the district but is compatible with them in height, proportion, roof shape, material, texture, scale, detail, and color, is strongly encouraged.

3.2 Additions

The introduction of additions compatible with historic buildings in the district is acceptable if the addition does not visually overpower the original building, compromise its historic character, or destroy any significant features and materials. By placing additions on inconspicuous elevations and limiting their size and height, the integrity of the original buildings can be maintained. It is important to differentiate the addition from the original building so that the original form is not lost. Additions should be designed so that they can be removed in the future without significant damage to the historic building or loss of historic materials. Also, as with any new construction project, the addition's impact on the site in terms of loss of important landscape features must be considered.

The compatibility of proposed additions with historic buildings will be reviewed in terms of the mass, the scale, the materials, the color, the roof form, and the proportion and the spacing of windows and doors. Additions that echo the style of the original structure and additions that introduce compatible contemporary design are both acceptable.

Additions Guidelines

- Locate additions as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings.
- Construct additions so that there is the least possible loss of historic fabric. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
- Limit the size and the scale of additions so that they do not visually overpower historic buildings.
- Design additions so that they are differentiated from the historic building. It is not appropriate to duplicate the form, the material, the style, and the detail of the historic building so closely that the integrity of the original building is lost or compromised.
- Design additions so that they are compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors. Either reference design motifs from the historic building, or introduce a contemporary design that is compatible with the historic building.
- Design additions so that they can be removed in the future without damaging the historic building.
- It is not appropriate to construct an addition that is taller than the original building.

3.3 Rear Decks, Terraces, & Rooftop Decks

With large multifamily residential structures such as the Plaza and the Yadkin House along with upper-floor residential in commercial buildings, Salisbury has historically seen a healthy amount of downtown living. Also, with recent renovations of structures such as the Cheerwine building and various apartments above commercial, downtown residential population has continued to rise.

In an urban environment such as downtown Salisbury, especially with the amount of residential, property owners may wish to construct rear/rooftop decks and terraces. This type of residential amenity is certainly encouraged and is an important element to the success of the downtown community and livability. Decks and terraces are appropriate provided that they do not damage or alter any historic architectural features of the existing building.

Decks and Terraces Guidelines

- Locate decks and terraces as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings.
- Construct decks and terraces so that there is the least possible loss of historic fabric. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
- Screen decks and terraces from public view with appropriate landscaping.
- If a new deck is to be constructed, its design should be compatible in materials and detail with the main building.
- When adding a rear deck to a historic structure, it should be designed so that it could be removed in the future without any loss to the historic fabric of the existing building.

Chapter 4

Site Features

4.1 Signage & Awnings

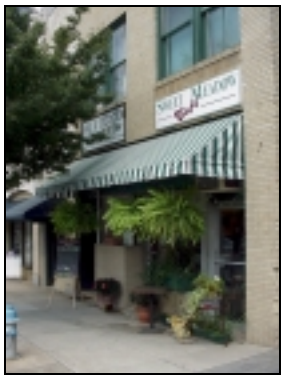
Signs, as much as the buildings in which they serve, can contribute greatly to the overall sense of place of downtown Salisbury—positively or negatively. The purpose of design review of signs and awnings is to ensure that design, location, materials, and colors are consistent with the character and scale of the building and are in keeping with the historic nature of downtown while also promoting and accommodating retail and street activity.

Signs in the downtown come in many different forms. Wall, projecting, awnings, window, and sandwich board signs are the most common found in the district.

Sign design is addressed in these guidelines, but overall size, location, and sign type falls under Article IX of the Zoning Ordinance of the City of Salisbury.

Historic painted wall sign

Sandwich board sign



Wall signs

Projecting sign

Window sign

Awning sign

Sign Guidelines

- Retain and preserve signage that is original or is important in defining the overall historic character of a building.
- Signs should be compatible with the architectural character of the building in size, scale, materials and style. If possible, base new sign designs on historic documentation such as old photographs.
- Use traditional materials commonly found on turn-of-the century commercial buildings such as wood, metal, or stone or use modern materials that have the appearance of traditional.
- Whether they are wall-mounted, freestanding, affixed to awnings, or placed on the sidewalk, signs should be placed in locations that do not obscure any historic architectural features of the building or obstruct any views or vistas of Salisbury's historic downtown.

Wall-sign appropriately mounted within flat area above storefront.

- Wall signs should be flush-mounted on flat surfaces and done in such a way that does not destroy or conceal architectural features or details.
- Wall-mounted signs on friezes, lintels, spandrels, and fascias over storefront windows should be of an appropriate size and fit within these surfaces.
- Projecting signs are appropriate provided that:
  - They project no more than 5 feet from the building façade or past the sidewalk line (whichever is less)
  - The sign area is no greater than six square feet,
  - The sign must be on the first floor of the façade no greater than 10 feet above ground level with the bottom being at least 7 feet above the sidewalk.
- Install freestanding signs appropriately, such as on well-landscaped ground bases or low standards.
- Signs illuminated from within are generally not appropriate. Lighting for externally illuminated signs should be simple and unobtrusive and should not obscure the content of the sign or the building façade.

Awning Guidelines

- Awnings should be made of cloth or other woven fabric such as canvas. Metal awnings are generally not appropriate, but can be used in some instances if they are compatible with the historic character of the building. Vinyl or plastic awnings are not appropriate.
- Base the design of new awnings on historic documentation of the building or examples from buildings of similar style and age. Awnings for new buildings should be of similar materials, size, and scale of that commonly found in the historic district.
- Mount awnings in a manner that does not obscure or damage historic architectural features of the building. Awnings should be placed appropriately above the transom and projecting over individual window or door openings. They should fit within the window or door opening. A continuous awning is not appropriate.

Awning properly fit within bay area created by window

- Back-lit awnings or those with interior illumination are not appropriate in the historic districts.
- Select awning colors that are appropriate to the design of the building.

4.2 Parking & Paving

Parking areas serve a utility function more than anything else. They provide vehicular access to the consumer while also facilitating various service functions and commercial deliveries. With appropriate paving materials, landscaping and screening, a parking area can be designed to minimize its impact on the historic downtown and, with some creativity, be an attractive area for parking, pedestrian and vehicular circulation, or even as a public gathering space for events and festivals.

The location of parking areas in downtown Salisbury is a product of the orientation of the main building on the lot. Most off-street parking areas are either to the rear of buildings fronting on a street or are within an interior area of the block. There are, unfortunately, instances in downtown Salisbury where a building may have a suburban orientation with the main structure set back far from the street with parking in the front. This is simply not appropriate in a historic downtown.

Downtown Salisbury has a variety of paving materials such as brick and concrete pavers, bomanite, concrete, and asphalt. Generally, parking areas are concrete while sidewalks, alleyways, and public spaces have brick or concrete pavers. There are other modern paving treatments such as stamped concrete that may be appropriate providing the design complements the downtown district.

Parking Guidelines

- Whenever possible, retain and preserve the historic configuration and materials of paved areas such as alleys and sidewalks
- Parking in downtown should be located to the rear of the building. In certain cases, it may be appropriate for parking to be located to the side and rear of the structure. Parking lots should not be located on a corner lot.
- Appropriate materials that complement a historic district (such as brick pavers) are encouraged to be used in the design of a parking area. This would minimize the aesthetic impact of an expansive parking area while also facilitating more efficient pedestrian & vehicular circulation.

- Whenever possible, use effective screening methods for parking areas such as landscaping, wrought-iron or wooden fences, and masonry walls that are compatible with the adjacent structures and district.
- Gravel and unpaved parking areas or pedestrian walkways are not appropriate.
- Parking structures should be compatible with the district in design, materials, and fenestration. Structures should incorporate street level retail or offices with upper floors used for parking.

4.3 Landscaping & Streetscape

Streetscape elements such as landscaping and street furniture can have a tremendous impact on an urban historic district. While they can be mostly functional, such as a shade tree or a sidewalk bench, they can also be an attractive, pedestrian-friendly element that helps define space and encourages commerce, dining, and interaction.

These elements should be considered in any design for new construction, parking areas, and sidewalk retail.

Landscaping & Streetscape Guidelines

Landscaping

- Retain and maintain specific landscape features that are character-defining elements of the historic district, including large trees, parks, hedges, foundation plantings, grassy lawns, and ground cover.

Magnolia Park

- New landscaping areas should use planting materials compatible with the historic district and appropriate in the urban environment.
- If it is necessary to remove a large tree because of disease or storm damage, replace it with a new tree of the same species or with a similar appearance.
- Appropriate landscaping should be used to screen parking lots, utilities, garbage receptacles, and other service areas.
- Plantings should not obstruct the view of historic structures, façades, or architectural details.

Streetscape

- Sidewalk furniture including benches, trash receptacles, tree grates, etc. should be of a material and color that is compatible with a historic downtown. Brightly colored or contemporary street furniture is not appropriate.

Sidewalk retail at Rufty's market.

- Sidewalk retail and cafés are encouraged in downtown provided they use appropriate street furniture, do not significantly obstruct historic structures or architectural features, and do not create a hazard for the pedestrian.

- Retain and preserve historic fences and walls. Modern fencing such as chain link is incompatible in the downtown historic district.
- Landscape elements such as fences, gates, and walls are appropriate in downtown to screen parking lots or service areas. They should be compatible with the existing structure and be made of appropriate materials such as masonry, wrought iron, and wood.

4.4 Lighting

Lighting in downtown serves several purposes including security, facilitating vehicular and pedestrian traffic, illumination of signage and façades, and accentuating architectural details of buildings. Whenever designing lighting elements in downtown, it is important to consider the level of lighting as well as the scale and overall design of the lighting fixture.

Lighting Guidelines

- Introduce exterior lighting that is compatible with the historic nature of the structure, the property, and district. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, material, use, size, scale, color, and brightness.
- Whether lighting the street or parking areas, appropriate fixtures should be selected that are compatible with existing fixtures and the historic character of the district.
- When mounting lighting fixtures on buildings, select those that are as unobtrusive as possible and whose installation will not damage or conceal any historic architectural features.
- Rather than indiscriminately lighting areas, introduce subtle lighting qualities by carefully locating light sources.
- Introduce lighting levels that provide adequate safety, yet do not detract from or overly emphasize the structure or the property.
- Introduce directional lighting that does not spill light onto adjacent properties. Exterior lighting in parking lots should be directed into the parking area itself.

Chapter 5

Demolition

5.1 Demolition

Demolition of a structure in the historic district is an irreversible step and should be carefully deliberated. Once they are destroyed, historic resources can never be replaced. In considering demolition, the property owner and the Commission should give careful thought to the following questions:

- Could another site serve the purpose equally well?
- Could the existing building be adapted to meet the owner's needs?
- Could the property be sold to someone willing to use the existing building?
- Could the existing building be moved to another site?

In reviewing a request to demolish a building in the district, the Commission also considers whether the proposed demolition will adversely affect other historic buildings in the district or the overall character of the district. The Commission discourages demolition when no subsequent use has been proposed for the site. When considering demolition of a historic building, the property owner is encouraged to work closely with the Commission in reviewing all alternatives.

Denial of Authorization to Demolish

An application for a certificate of appropriateness authorizing the demolition or the destruction of a building, a site, or a structure determined by the State Historic Preservation Officer to have statewide significance as defined in the criteria of the National Register of Historic Places, may be denied except when—

- The Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from the property by virtue of the denial, or
- The city has adopted a demolition ordinance under the minimum housing code.

Delay of Demolition

An application for a certificate of appropriateness authorizing the demolition or the destruction of a designated landmark, building, site, or structure in the historic district may be delayed for up to 365 days from the date of approval. If the Commission has voted to recommend designation of a property as a landmark or a historic district and final designation has not been made by the City Council, then demolition may also be delayed up to 365 days or until the City Council takes final action on the designation, whichever comes first. The intent of the delay is to provide sufficient time to exhaust all possibilities of saving the building. During the delay, the Commission should actively seek to negotiate with the owner or other interested parties to find a means of

preserving the building or the site. The Commission should also make it widely known that a significant building is threatened with demolition and that alternatives are sought.

The Commission may waive all or part of the delay period if it finds that the structure is of little historic or architectural value. Also, the Commission may reduce the maximum period of delay when it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from the property by virtue of the delay.

Demolition Guidelines

- Work with the Historic Preservation Commission to seek alternatives to demolition.
- If all alternatives have been exhausted, follow these guidelines for demolition:
  - Make a permanent record of a significant structure before demolition. The record shall consist of black-and-white photographs and other documents, such as drawings, that describe the architectural character and the special features of the building. The Commission determines on a case-by-case basis the precise documentation of a specific building that is required and the person who is responsible for producing that documentation. The documentation must be submitted for review by the Commission before the demolition. The record is retained by the City of Salisbury.
  - Work with the Commission to identify salvageable materials and potential buyers or recipients of salvaged materials. The removal of all salvageable building materials before demolition is encouraged, and may be required depending on the significance of the building.
  - Clear the structure quickly and thoroughly.
  - Submit a site plan illustrating proposed landscaping and any other site development to be completed after demolition.
  - Plant the site or appropriately maintain it until it is reused. If the site is to remain vacant for over one year, it should be improved to reflect an appearance consistent with other open areas in the district.

5.2 Relocation

Relocation of a structure within the historic district should be carefully deliberated. A historic building should be moved only if all other preservation options have been exhausted. Relocation often results in a loss of integrity of setting and environment that compromises the significance of the relocated building. Consequently, relocation of a property on the National Register of Historic Places may result in its removal from the register. However, relocation of a building or a portion of a building to the extent that it is practical may be a desirable alternative to demolition.

In reviewing a request to move a building within the district, the Commission considers whether the proposed relocation will adversely affect other historic buildings in the district or the overall character of the district.

Moving buildings into the historic district or relocating them within it should be based on thorough planning and meet the guidelines for new construction with regard to architectural compatibility, siting, orientation, and landscaping.

Relocation of Buildings Guidelines

- Document original site conditions before moving the structure. Use photographs and other written or graphic items such as site plans to record the original setting.
- Assess the structural condition of the building before moving it, to minimize damage during the move.
- Work with contractors experienced in successfully moving historic structures.
- Protect the building from weather damage and vandalism during the relocation.
- If a structure is moved to a site within the historic district—
  - Assess the architectural compatibility of the relocated structure with adjacent buildings according to the guidelines for new construction.
  - Review the proposed siting, setback, landscaping, and other site-specific treatments according to pertinent guidelines.
  - Ensure that the relocation will not damage existing historic buildings or the character of the district.

Appendices

A Sample Forms

Certificate of Appropriateness Application

THE CITY OF SALISBURY

HISTORIC PRESERVATION COMMISSION
APPLICATION FOR REVIEW BY THE HISTORIC PRESERVATION COMMISSION

I, the undersigned, do hereby respectfully make application for your review my request concerning the property described below:

1. The property is located at _____, between _____ and _____ on the _____ side of the street as shown on Tax Map _____ and Parcel (s) _____. It has a frontage of _____ feet and a depth of _____ feet.

2. The property is owned by _____

   Address: _____ Telephone: _____

3. The following is requested:
   ____ 1. Administrative Review
   ____ 2. Certificate of Appropriateness
   ____ 3. Minor Work

   FOR: _____

   _____

   _____

   _____

4. Attached is a plot plan showing all dimensions of the lot and the existing and proposed improvements and necessary setback lines.

_____ _____
Date Submitted Signature of Applicant

_____
Application Number

5. The following are all of the individuals, firms or corporations owning property within 100 feet adjacent to (on both sides and to the rear) and the property in front of (across the street from) the property described:

Tax Map Number	Parcel Number	Owner's Name	Address

6. Attached is a plot plan showing all dimensions of the lot and the existing and the proposed improvements and necessary setback lines.

_____
Signature

Authorized Agent

Agent Form

I, _____

Do hereby appoint _____ as my duly authorized agent to act and speak for me before the Salisbury Historic Preservation Commission on the following matters:

(1)

_____
(Signature)

Subscribed and sworn before me this

_____ day of _____, 20 ___

_____
Notary Public

My commission expires: _____

Certificate of Appropriateness

HISTORIC PRESERVATION COMMISSION
OF THE CITY OF SALISBURY

CERTIFICATE OF APPROPRIATENESS

Date:
No:

The proposed improvements to the property located in the H-A Historic Overlay district have been reviewed by the Historic Preservation Commission and been found to conform with the guidelines set forth in the Salisbury Zoning Ordinance, Article XIV.

APPROVED:

This certificate is valid for 6 months from the date set forth below, and shall expire if no work has been commenced by that time.

Issued:

By: _____ (Chairman)

The undersigned certifies that all work covered under this certificate has been completed in accordance with any special conditions or modifications issued by the Historic Preservation Commission.

Approved: _____

By: _____ (Inspector)

B References

National Park Service Publications

The National Park Service publishes a series of technical leaflets, books, and briefs on appropriate preservation treatments. The *Catalog of Historic Preservation Publications* with stock numbers, prices, and ordering information may be obtained by writing to the National Park Service, Preservation Assistance Division, P.O. Box 37127, Washington, DC 20013-7127.

Other

Blumenson, John J.G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms 1600-1945*. Nashville, Tenn.: American Association for State and Local History, 1981.

Bishir, Catherine W., et al. *Architects and Builders in North Carolina: A History of the Practice of Building*. Chapel Hill: University of North Carolina Press, 1990.

Bullock, Orin M., Jr. *The Restoration Manual. An Illustrated Guide to the Preservation and Restoration of Old Buildings*. Norwalk: Silvermine Publishers, 1966.

Hood, Davyd Foard. *The Architecture of Rowan County: A Catalogue and History of Surviving 18th, 19th and Early 20th Century Structures*. Salisbury, N.C.: Rowan County Historic Properties Commission, 1983.

Morton, W. Brown, III, et al. *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings*. Washington, D.C.: National Park Service, U.S. Department of the Interior, 1992.

Moss, Roger W. *Century of Color: Exterior Decoration for American Buildings-1820/1920*. Watkins Glen, N.Y.: American Life Foundation, 1981.

National Park Service. *Respectful Rehabilitation: Amwers to Your Questions on Historic Buildings*. Washington, D.C.: Preservation Press, 1982.

Weeks, Kay D. and Anne E. Grimmer. *Secretary of Interior's Standards for Rehabilitation with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. Washington, D.C.: National Park Service, U.S. Department of the Interior, 1995

Sources for this publication

City of Salisbury Historic District Design Guidelines
Downtown Durham Historic District Preservation Plan – Durham, NC
Historic District Design Guidelines – Beaufort, NC
Montford Historic District – Asheville, NC
Morganton Design Guidelines – Morganton, NC
Sykesville Historic District Commission Draft Guidelines – Sykesville, MD
Riverside/Avondale Historic District – Jacksonville, FL
East Row Historic District – Newport, KY
Urban Design Guidelines and Standards – Las Vegas, NV
Design Guidelines for Signs and Awnings in the Central District – Pasadena, CA
Design Guidelines for the Downtown (Jewelry) Historic District – Providence, RI

C Resources for Technical Information

Local Resources

City of Salisbury
City Hall
217 South Main Street
P.O. Box 479
Salisbury, NC 28145-0479

For information on Salisbury's local historic districts, certificates of appropriateness, and technical assistance, contact the Zoning Administrator, 704/638-5212, or the City Planner, 704/638-5233.

Historic Salisbury Foundation, Inc.
215 Depot Street
P.O. Box 4221
Salisbury, NC 28145
704/636-0103

State Resources

State Historic Preservation Officer
North Carolina Division of Archives and History
507 North Blount Street
Raleigh, NC 27699-4617

For information on historic structures and the National Register, contact the Survey and Planning Branch, 919/733-6545.

For information on preservation tax credits and technical restoration assistance, contact the Restoration Branch, 919/733-6547.

For information on archaeological sites, contact the Office of State Archaeology, 919/733-7342.

National Resources

U.S. Department of the Interior
National Park Service
P.O. Box 37127
Washington, DC 20013-7127

Office of the Director: 202/208-4621
Office of Public Affairs: 202/208-6843
Preservation Assistance Division: 202/343-9578

Southeast Regional Office of the National Park Service
100 Alabama St. SW
1924 Building
Atlanta, GA 30303

Public Information Office: 404/562-3100

D Glossary

ARCHITRAVE – The casing or the molding surrounding a door or window frame; also, in classical architecture, the lowest part of an entablature.

ASHLAR MASONRY – Masonry having a face of square or rectangular stones. Random ashlar has neither vertical nor horizontal joints continuous.

BALUSTER – A miniature column or other form of upright that in series supports a handrail.

BALUSTRADE – A railing or a parapet consisting of a handrail on balusters, sometimes interrupted by piers.

CASING – The molding trim encasing a door or window frame; also called *architrave*.

COLUMN – A supporting pillar consisting of a base, a cylindrical shaft, and a capital.

COPING – The cap of the top course of a masonry wall.

CORBEL – A bracket of stone, wood, brick, or other building material, projecting from the face of a wall and generally used to support a cornice or an arch.

CORNICE – Any molded projection that crowns or finishes the part to which it is affixed; an ornamental molding, usually of wood or plaster, running around the walls of a room just below the ceiling; the molding forming the top member of a door or window frame; the exterior trim of a structure at the meeting of the roof and the wall.

ENTABLATURE – In classical architecture, the horizontal members immediately above the column capitals; divided into three major parts, the architrave, the frieze, and the cornice.

FANLIGHT – An overdoor window, semi-elliptical or semicircular in shape with radial muntins.

FRIEZE – A plain or decorated horizontal part of an entablature between the architrave and cornice.

LIGHT – A pane of glass.

LINTEL – A horizontal structural member (such as a beam) over an opening, that carries the weight of the wall above it; usually made of steel, stone, or wood.

MUNTIN – A bar member supporting and separating panes of glass in a sash or door.

PARAPET – A low protective wall or railing along the edge of a raised structure such as a roof or balcony.

PEDIMENT – In classical architecture, the triangular gable end of the roof above the horizontal cornice, often filled with sculpture. In later work, a surface used ornamentally over doors or windows; usually triangular, but may be curved.

PILASTER – An engaged pier or pillar of shadow depth, often with capital and base.

QUOIN – One of the corner stones of a wall, emphasized by size, by more formal cutting, by more conspicuous jointing, or by difference in texture.

SASH – Any framework of a window; may be moveable or fixed; may slide in a vertical plane (as in a double-hung window) or may pivot (as in a casement window).

SIDELIGHT – A framed opening with fixed glass on either side of a doorway.

STRINGCOURSE – A horizontal band or molding set in the face of a building as a design element.

STUCCO – An exterior finish, usually textured; composed of portland cement, lime, and sand, mixed with water.

TONGUE-AND-GROOVE – The term for a board having a tongue formed on one edge and a groove on the other for tight jointing.

TRANSOM – A small hinged window above a door or another window.

TURRET – A small tower, usually projecting out from the walls at the corner of a building and extending above it.

WATER TABLE – A projecting ledge, molding, or stringcourse along the side of a building, designed to throw off rainwater.